THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

TITLE REPORT
BY:MADISON TITLE AGENCY, LLC
OFFICE FILE NUMBER: MTANJ–208586

11 ALL CONDITIONS, MATTERS, EASEMENTS AND SETBACK LINES AS SET FORTH ON FILED MAP NO. 313–23 –– PLOTTED

14 SUBJECT TO DEED OF EASEMENT IN FAVOR OF THE NEW YORK AND NEW JERSEY TELEPHONE COMPANY AS DESCRIBED AND DEFINED BY INSTRUMENT RECORDED IN DEED BOOK 778 PAGE 399 AND IN DEED BOOK 802 PAGE 314 –– NOT PLOTTABLE

15 SUBJECT TO EASEMENT IN FAVOR OF NEW YORK TELEPHONE COMPANY AS DESCRIBED AND DEFINED BY INSTRUMENT RECORDED IN DEED BOOK 864 PAGE 7 –– NOT PLOTTABLE

16 SUBJECT TO EASEMENT IN FAVOR OF NEW JERSEY BELL TELEPHONE COMPANY AND JERSEY CENTRAL POWER & LIGHT COMPANY AS DESCRIBED AND DEFINED BY INSTRUMENT RECORDED IN BOOK 2367 PAGE 80 AND IN BOOK 2392 PAGE 27 – NOT PLOTTABLE

17 SUBJECT TO RIGHT OF WAY AGREEMENT IN FAVOR OF NEW JERSEY BELL TELEPHONE COMPANY AND JERSEY CENTRAL POWER & LIGHT COMPANY AS DESCRIBED AND DEFINED BY INSTRUMENT RECORDED IN DEED BOOK 2803 PAGE 38 AND DEED BOOK 2807 PAGE 382 –– NOT PLOTTABLE

TITLE EXCEPTIONS

18 SUBJECT TO GRANT OF EASEMENTS IN FAVOR OF JERSEY CENTRAL POWER & LIGHT COMPANY AS CONTAINED AND DESCRIBED BY INSTRUMENT RECORDED IN DEED BOOK 3171 PAGE 442 –– PLOTTED

19 SUBJECT TO TERMS CONDITIONS AND PROVISIONS CONTAINED IN DEED TO THE TOWNSHIP OF HOLMDEL AS DESCRIBED AND DEFINED BY INSTRUMENT RECORDED IN DEED BOOK 3219 PAGE 161 –– OFFSITE

20 SUBJECT TO CONDITIONS OF STREAM ENCROACHMENT PERMIT NO. 8847 IN DEED BOOK 2 PAGE 73 –– NOT PLOTTABLE

21 SUBJECT TO NON–EXCLUSIVE EASEMENT AND RIGHT OF WAY AGREEMENT IN FAVOR OF NEW JERSEY NATURAL GAS COMPANY AS DEFINED BY INSTRUMENT RECORDED IN DEED BOOK 5122 PAGE 713 –– PLOTTED

22 SUBJECT TO GRANT OF EASEMENT IN PERPETUITY IN FAVOR OF NEW JERSEY BELL TELEPHONE COMPANY AS CONTAINED AND DESCRIBED BY INSTRUMENT RECORDED IN DEED BOOK 5179 PAGE 880 –– OFFSITE

23 SUBJECT TO ACKNOWLEDGEMENT OF DEVELOPMENT FEES FOR MOUNT LAUREL CONTRIBUTION AS SET FORTH IN DEED BOOK 5868 PAGE 945 –– NOT PLOTTABLE

24 SUBJECT TO EASEMENT AND RIGHT OF WAY AGREEMENT IN FAVOR OF NEW JERSEY NATURAL GAS COMPANY AS DEFINED BY INSTRUMENT RECORDED IN DEED BOOK 5879 PAGE 538 –– PLOTTED

25 SUBJECT TO GRANT OF CONSERVATION RESTRICTION/ EASEMENT AS SET FORTH IN OR BOOK 8854 PAGE 7441 –– PLOTTED

26 SUBJECT TO STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION STREAM ENCROACHMENT FRESHWATER WETLANDS GENERAL PERMIT AS SET FORTH IN OR BOOK 8220 PAGE 2519 –– NOT PLOTTABLE

27 SUBJECT TO STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION STREAM ENCROACHMENT FRESHWATER WETLANDS GENERAL PERMIT AS SET FORTH IN OR BOOK 8609 PAGE 6692 –– NOT PLOTTABLE

28 SUBJECT TO STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION STREAM ENCROACHMENT FRESHWATER WETLANDS GENERAL PERMIT AS SET FORTH IN OR BOOK 8678 PAGE 8405 –– NOT PLOTTABLE

29 SUBJECT TO STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION STREAM ENCROACHMENT FRESHWATER WETLANDS GENERAL PERMIT AS SET FORTH IN GR BOOK 8815 PAGE 9691 –– NOT PLOTTABLE

30 SUBJECT TO STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REMEDIATION AGREEMENT AS SET FORTH IN OR BOOK 8682 PAGE 9104 –– NOT PLOTTABLE

31 CONDITIONS, RESTRICTIONS, COVENANTS AND AGREEMENTS IN DECLARATION MADE BY SOMERSET HOLMDEL DEVELOPMENT I URBAN RENEWAL, L.P. DATED SEPTEMBER 17, 2014, RECORDED SEPTEMBER 19, 2014, IN MONMOUTH COUNTY IN BOOK 9081, PAGE 9161 AND ANY AMENDMENTS THERETO.

32 AGREEMENT MADE BY AND BETWEEN SOMERSET HOLMDEL DEVELOPMENT I URBAN RENEWAL LLC, OCEANFIRST BANK AND BANK OF THE WEST RECORDED ON SEPTEMBER 7, 2017 IN BOOK 9246, PAGE 9189

33 CONDITIONS, RESTRICTIONS, COVENANTS AND AGREEMENTS IN DECLARATION MADE BY SOMERSET MEZZ HOLDINGS LP AND SOMERSET HOLMDEL DEVELOPMENT I URBAN RENEWAL, L.P. DATED APRIL 8, 2022, RECORDED APRIL 27, 2022, IN MONMOUTH COUNTY IN BOOK 9592, PAGE 4228 AND ANY AMENDMENTS THERETO

34 FOR INFORMATION ONLY: PERMIT RECORDED ON AUGUST 14, 2023 IN BOOK 9655, PAGE 9401.

35 LEASE BY AND BETWEEN SOMERSET HOLMDEL DEVELOPMENT I URBAN RENEWAL LP AND JERSEY CENTRAL POWER & LIGHT COMPANY AS EVIDENCED BY SNDA DATED OCTOBER 31, 2016 AND RECORDED ON FEBRUARY 2, 2017 IN BOOK 9211, PAGE 4665.

36 LEASE BY AND BETWEEN SOMERSET HOLMDEL DEVELOPMENT I URBAN RENEWAL LP AND THE GUARDIAN LIFE INSURANCE COMPANY OF AMERICA AS EVIDENCED BY SNDA DATED MARCH 23, 2017 AND RECORDED ON MAY 2, 2017 IN BOOK 9225, PAGE 3372.

37 LEASE BY AND BETWEEN SOMERSET HOLMDEL DEVELOPMENT I URBAN RENEWAL LP AND ZAIS GROUP LLC AS EVIDENCED BY SNDA DATED AUGUST 31, 2017 AND RECORDED ON OCTOBER 5, 2017 IN BOOK 9252, PAGE 3762.

38 LEASE BY AND BETWEEN SOMERSET HOLMDEL DEVELOPMENT I URBAN RENEWAL LP AND BELL WORKS MASTER TENANT LLC AS EVIDENCED BY SNDA DATED DECEMBER 14, 2017 AND RECORDED ON JANUARY 9, 2018 IN BOOK 9266, PAGE 7684.
AMENDMENT OF SAID LEASE WAS RECORDED ON APRIL 27, 2022 IN BOOK 9592, PAGE 4255.

39 LEASE BY AND BETWEEN SOMERSET HOLMDEL DEVELOPMENT I URBAN RENEWAL LP AND BELL WORKS MASTER TENANT LLC AS EVIDENCED BY SNDA DATED AUGUST 31, 2018 AND RECORDED ON SEPTEMBER 6, 2018 IN BOOK 9310, PAGE 7324.

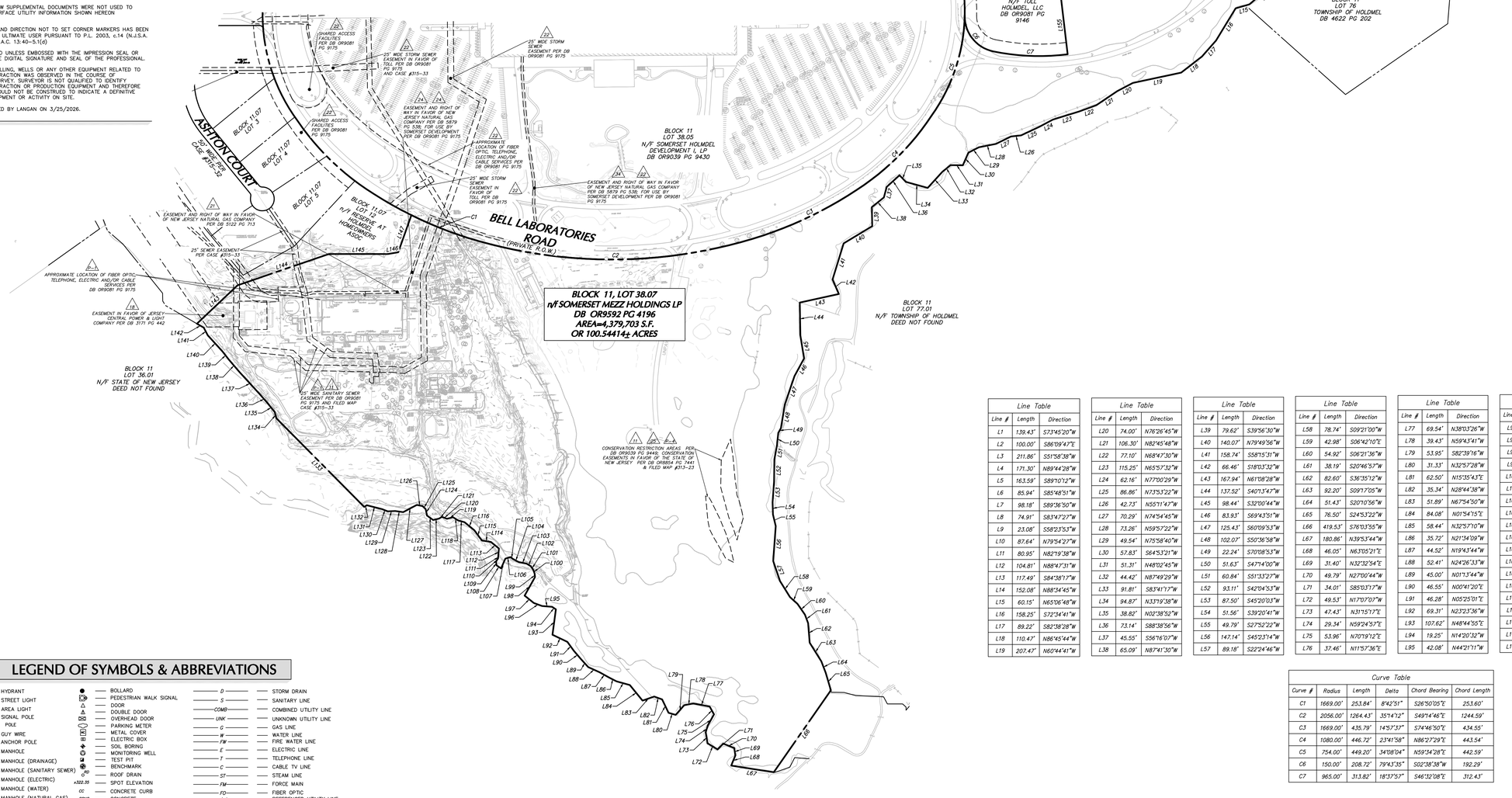
P–1 UTILITY EASEMENTS AS SET FORTH IN BOOK OR9081 PAGE 9175. SHOWN ON SURVEY.

P–2 EASEMENTS AS PER BOOK OR9039 PAGE 9449. SHOWN ON SURVEY.

P–3 EASEMENTS AS PER BOOK OR9076 PAGE 6415. SHOWN ON SURVEY.

GENERAL NOTES

1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY–GRADE GNSS EQUIPMENT.
2. STREET NAMES, RIGHT OF WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH TOWNSHIP OF HOLMDEL TAX MAPS.
3. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING 2026.
4. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND SHOULD NOT BE USED IN CONSTRUCTION OF ANY TYPE. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. RECOMMENDS THE PLACEMENT OF SURVEY MARKERS.
5. ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
6. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC..) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS,
   UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
   PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS
   UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON
7. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8–36.3) AND N.J.A.C. 13:40–5.1(d)
8. THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE IMPRESSION SEAL OR ENCRYPTED WITH THE DIGITAL SIGNATURE AND SEAL OF THE PROFESSIONAL.
9. NO EVIDENCE OF DRILLING, WELLS OR ANY OTHER EQUIPMENT RELATED TO OIL OR MINERAL EXTRACTION WAS OBSERVED IN THE COURSE OF CONDUCTING THIS SURVEY. SURVEYOR IS NOT QUALIFIED TO IDENTIFY MINERAL OR OIL EXTRACTION OR PRODUCTION EQUIPMENT AND THEREFORE THIS STATEMENT SHOULD NOT BE CONSTRUED TO INDICATE A DEFINITIVE LACK OF SUCH EQUIPMENT OR ACTIVITY ON SITE.
10. WETLANDS DELINEATED BY LANGAN ON 3/25/2026.


BARRISTER WAY
50' WIDE PER TAX MAP
MIDDLETOWN ROAD
WIDTH VARIES PER TAX MAP
ASHTON COURT
50' WIDE PER CASE #315–53
BELL LABORATORIES ROAD
(PRIVATE R.O.W.)
P.O.B. LOT 38.07
BLOCK 11, LOT 38.07
n/f SOMERSET MEZZ HOLDINGS LP
DB OR9592 PG 4196
AREA=4,379,703 S.F.
OR 100.54414± ACRES
BLOCK 11 LOT 73.21 N/F LOUIS & LISA NOTARO DB OR9078 PG 5222
BLOCK 11 LOT 73.20 N/F WALDRON PARK HOMEOWNERS ASSOC. DEED NOT FOUND
BLOCK 11 LOT 73.19 N/F WILSON & BENEDICTA GONZALEZ DB 8869 PG 7090
BLOCK 11 LOT 73.17
BLOCK 11 LOT 73.18 N/F MICHAEL & MARGARET KILEY DB 5665 PG 400
BLOCK 11 LOT 38.06 N/F TOLL HOLMDEL, LLC DB OR9081 PG 9146
BLOCK 11 LOT 76 TOWNSHIP OF HOLDMEL DB 4622 PG 202
BLOCK 11 LOT 38.05 N/F SOMERSET HOLMDEL DEVELOPMENT I, LP DB OR9039 PG 9430
BLOCK 11 LOT 77.01 N/F TOWNSHIP OF HOLDMEL DEED NOT FOUND
BLOCK 11 LOT 36.01 N/F STATE OF NEW JERSEY DEED NOT FOUND
BLOCK 11.07 LOT 3
BLOCK 11.07 LOT 4
BLOCK 11.07 LOT 5
BLOCK 11.07 LOT 12 N/F RESERVE AT HOLMDEL HOMEOWNERS ASSOC.
OPEN SPACE EASEMENT PER TAX MAP & CASE 256 SHEET 10
CONSERVATION EASEMENT PER TAX MAP & CASE 256 SHEET 10
EASEMENT IN FAVOR OF MONMOUTH COUNTY FOR DRAINAGE STRUCTURE MAINTENANCE PER DB OR9076 PG 6415 & FILED MAP #313–23
CONSERVATION RESTRICTION AREAS PER DB OR9039 PG 9449; CONSERVATION EASEMENTS IN FAVOR OF THE STATE OF NEW JERSEY PER DB OR8554 PG 7441 & FILED MAP #313–23
SHARED ACCESS FACILITIES PER DB OR9081 PG 9175
25' WIDE STORM SEWER EASEMENT IN FAVOR OF TOLL PER DB OR9081 PG 9175 AND CASE #315–53
25' WIDE STORM SEWER EASEMENT PER DB OR9081 PG 9175
EASEMENT AND RIGHT OF WAY IN FAVOR OF NEW JERSEY NATURAL GAS COMPANY PER DB 5879 PG 538; FOR USE BY SOMERSET DEVELOPMENT PER DB OR9081 PG 9175
APPROXIMATE LOCATION OF FIBER OPTIC, TELEPHONE, ELECTRIC AND/OR CABLE SERVICES PER DB OR9081 PG 9175
EASEMENT AND RIGHT OF WAY IN FAVOR OF NEW JERSEY NATURAL GAS COMPANY PER DB 5122 PG 713
25' SEWER EASEMENT PER CASE #315–53
EASEMENT IN FAVOR OF JERSEY CENTRAL POWER & LIGHT COMPANY PER DB 3171 PG 442
25' WIDE SANITARY SEWER EASEMENT PER DB OR9081 PG 9175 AND FILED MAP CASE #313–23
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74 L75 L76 L77 L78 L79 L80 L81 L82 L83 L84 L85 L86 L87 L88 L89 L90 L91 L92 L93 L94 L95 L96 L97 L98 L99 L100 L101 L102 L103 L104 L105 L106 L107 L108 L109 L110 L111 L112 L113 L114 L115 L116 L117 L118 L119 L120 L121 L122 L123 L124 L125 L126 L127 L128 L129 L130 L131 L132 L133 L134 L135 L136 L137 L138 L139 L140 L141 L142 L143 L144 L145 L146 L147 L148 L149 L150 L151 L152 L153 L154 L155 L156 L157 L158
C1 C2 C3 C4 C5 C6 C7

LEGEND OF SYMBOLS & ABBREVIATIONS

HYDRANT, STREET LIGHT, AREA LIGHT, SIGNAL POLE, POLE, GUY WIRE, ANCHOR POLE, MANHOLE, MANHOLE (DRAINAGE), MANHOLE (SANITARY SEWER), MANHOLE (ELECTRIC), MANHOLE (WATER), MANHOLE (NATURAL GAS), MANHOLE (TELEPHONE), MANHOLE (FORCE MAIN), MANHOLE (STEAM), MANHOLE (UNKNOWN UTILITY), WATER VALVE, GAS VALVE, SHRUB, CATCH BASIN, CLEAN OUT, TREE, SIGN

BOLLARD, PEDESTRIAN WALK SIGNAL, DOOR, DOUBLE DOOR, OVERHEAD DOOR, PARKING METER, METAL COVER, ELECTRIC BOX, SOIL BORING, MONITORING WELL, TEST PIT, BENCHMARK, ROOF DRAIN, SPOT ELEVATION, CONCRETE CURB, CONCRETE, DETECTABLE PAD, DROP CURB, BROKEN WHITE STRIPE, SINGLE YELLOW STRIPE, DOUBLE YELLOW STRIPE, SINGLE WHITE STRIPE, REINFORCED CONCRETE PIPE, DUCTILE IRON PIPE, CORRUGATED METAL PIPE, NO VISIBLE PIPE, EDGE OF PAVEMENT, LANDSCAPED AREA, SURVEY BEARING & DISTANCE, DEED BEARING & DISTANCE

STORM DRAIN, SANITARY LINE, COMBINED UTILITY LINE, UNKNOWN UTILITY LINE, GAS LINE, WATER LINE, FIRE WATER LINE, ELECTRIC LINE, TELEPHONE LINE, CABLE TV LINE, STEAM LINE, FORCE MAIN, FIBER OPTIC, REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING, WETLAND LINE, OVERHEAD WIRE, GUIDE RAIL METAL, CHAIN LINK FENCE, WOOD/STOCKADE FENCE, WIRE FENCE, IRON FENCE, TREE LINE, EASEMENT LINE, PROPERTY LINE, RIGHT–OF–WAY LINE, CONTOUR LINE

200 0 100 200
SCALE: 1" = 200'

Line Table		
Line #	Length	Direction
L1	139.43'	S73°45'20"W
L2	100.00'	S86°09'47"E
L3	211.86'	S51°58'38"W
L4	171.30'	N89°44'28"W
L5	163.59'	S89°01'12"W
L6	85.94'	S85°48'51"W
L7	98.18'	S89°36'50"W
L8	74.91'	S83°47'27"W
L9	23.08'	S58°23'53"W
L10	87.64'	N79°54'27"W
L11	80.95'	N82°19'38"W
L12	104.81'	N88°47'31"W
L13	117.49'	S84°38'17"W
L14	152.08'	N88°34'45"W
L15	60.15'	N65°06'48"W
L16	158.25'	S72°34'41"W
L17	89.22'	S82°38'28"W
L18	110.47'	N86°45'44"W
L19	207.47'	N60°44'41"W
L20	74.00'	N76°26'45"W
L21	106.30'	N82°45'48"W
L22	77.10'	N68°47'30"W
L23	115.25'	N65°57'32"W
L24	62.16'	N77°00'29"W
L25	86.86'	N73°53'22"W
L26	42.73'	N55°11'47"W
L27	70.29'	N74°54'45"W
L28	73.26'	N59°57'22"W
L29	49.54'	N75°58'40"W
L30	57.83'	S64°53'21"W
L31	51.31'	N48°02'45"W
L32	44.42'	N87°49'29"W
L33	91.81'	S83°41'17"W
L34	94.87'	N33°19'38"W
L35	38.82'	N02°38'52"W
L36	73.14'	S88°38'56"W
L37	45.55'	S56°16'07"W
L38	65.09'	N87°41'30"W
L39	79.62'	S39°56'30"W
L40	140.07'	N79°49'56"W
L41	158.74'	S58°55'31"W
L42	66.46'	S18°03'32"W
L43	167.94'	N61°08'28"W
L44	137.52'	S40°13'47"W
L45	98.44'	S32°00'44"W
L46	83.93'	S69°43'51"W
L47	125.43'	S60°09'53"W
L48	102.07'	S50°36'58"W
L49	22.24'	S70°08'53"W
L50	51.63'	S47°14'00"W
L51	60.84'	S51°33'27"W
L52	93.11'	S42°04'53"W
L53	87.50'	S45°20'03"W
L54	51.56'	S39°20'41"W
L55	49.79'	S27°52'22"W
L56	147.14'	S45°23'14"W
L57	89.18'	S22°24'46"W
L58	78.74'	S09°21'00"W
L59	42.98'	S06°42'10"E
L60	54.92'	S06°21'36"W
L61	38.19'	S20°46'57"W
L62	82.60'	S36°35'12"W
L63	92.20'	S09°17'05"W
L64	51.43'	S20°10'56"W
L65	76.50'	S24°53'22"W
L66	419.53'	S76°03'55"W
L67	180.86'	N39°53'44"W
L68	46.05'	N63°05'21"E
L69	31.40'	N32°32'54"E
L70	49.79'	N27°00'44"W
L71	34.01'	S85°03'17"W
L72	49.53'	N17°07'07"W
L73	47.43'	N31°15'17"E
L74	29.34'	N59°24'57"E
L75	53.96'	N70°19'12"E
L76	37.46'	N11°57'36"E
L77	69.54'	N38°03'26"W
L78	39.43'	N59°43'41"W
L79	53.95'	S82°39'16"W
L80	31.33'	N32°57'28"W
L81	62.50'	N15°35'43"E
L82	35.34'	N28°44'38"W
L83	51.89'	N67°54'50"W
L84	84.08'	N01°54'15"E
L85	58.44'	N32°57'10"W
L86	35.72'	N21°34'09"W
L87	44.52'	N19°43'44"W
L88	52.41'	N24°26'33"W
L89	45.00'	N01°13'44"W
L90	46.55'	N00°41'20"E
L91	46.28'	N05°25'01"E
L92	69.31'	N23°23'36"W
L93	107.62'	N48°44'55"E
L94	19.25'	N14°20'32"W
L95	42.08'	N44°21'11"W
L96	36.79'	N28°45'57"W
L97	49.73'	N10°11'17"W
L98	89.42'	N70°36'12"E
L99	14.83'	N33°48'08"E
L100	15.35'	N20°58'22"E
L101	18.69'	N09°31'13"E
L102	21.69'	N17°09'01"W
L103	33.54'	N37°57'51"W
L104	27.69'	N19°42'16"W
L105	13.59'	N12°18'42"W
L106	22.26'	N66°38'37"W
L107	44.79'	S65°01'35"W
L108	22.99'	N14°21'40"W
L109	16.64'	N33°52'29"E
L110	14.99'	N76°14'17"E
L111	11.01'	N46°09'55"E
L112	31.28'	N45°57'44"E
L113	42.92'	N09°25'50"W
L114	38.99'	N39°19'03"W
L115	52.92'	N04°58'47"E
L116	53.55'	N09°38'51"W
L117	27.99'	N33°20'23"W
L118	25.24'	N15°56'36"W
L119	26.98'	N63°19'47"W
L120	22.34'	N26°21'38"W
L121	14.12'	N81°16'11"W
L122	25.58'	N62°00'27"W
L123	31.83'	N12°46'33"W
L124	27.63'	N29°01'42"E
L125	18.02'	N03°57'59"W
L126	24.71'	N37°47'49"W
L127	64.75'	N76°42'23"W
L128	33.99'	N40°31'48"W
L129	31.28'	N51°28'11"W
L130	25.83'	N27°32'35"W
L131	66.08'	N34°20'02"W
L132	13.04'	N81°04'06"W
L133	523.93'	N03°32'37"W
L134	26.72'	N26°43'34"E
L135	49.17'	N02°32'03"E
L136	43.90'	N00°11'22"E
L137	132.57'	N01°14'46"W
L138	69.22'	N00°40'10"E
L139	41.62'	N03°20'07"E
L140	92.08'	N01°01'41"W
L141	36.11'	N13°41'45"E
L142	33.35'	N18°50'05"W
L143	234.48'	N87°49'44"E
L144	406.02'	S67°41'31"E
L145	247.84'	S48°46'58"E
L146	43.97'	S58°23'12"E
L147	165.33'	N60°45'39"E
L155	250.56'	N34°30'05"E
L156	265.35'	S48°46'47"E
L157	1591.33'	S86°09'47"E
L158	162.43'	S57°48'54"E

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	1669.00'	253.84'	8°42'51"	S26°50'05"E	253.60'
C2	2056.00'	1264.43'	35°14'12"	S49°14'46"E	1244.59'
C3	1669.00'	435.79'	14°57'37"	S74°46'50"E	434.55'
C4	1080.00'	446.72'	23°41'58"	N86°27'29"E	443.54'
C5	754.00'	449.20'	34°08'04"	N59°34'28"E	442.59'
C6	150.00'	208.72'	79°43'35"	S02°38'38"W	192.29'
C7	965.00'	313.82'	18°37'57"	S46°32'08"E	312.43'

PROJECT LOCATION MAP

SCALE: N.T.S.

SOURCE: GOOGLE MAPS

MAP REFERENCES

THIS SURVEY IS BASED UPON PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:

A. MAP ENTITLED "MAJOR SUBDIVISION PLAN (PROPOSED CONFIGURATION), HOLMDEL REDEVELOPMENT, BLOCK NO. 11, LOT NO. 38, 38.02, 73.01, 73.02, 73.03 & 73.04, HOLMDEL TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY LANGAN ENGINEERING AND ENVIRONEMENTAL SERVICES, INC., DATED 12/31/2012, LAST REVISED 5/23/2014, AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 9/11/2014 AS CASE 313, SHEET 23.

B. MAP ENTITLED "PENELOPE PARK, HOLMDEL TOWNSHIP, MON. COUNTY, N.J.", PREPARED BY ARTHUR SWIFT DATED 12/28/1951, LAST REVISED 6/10/1952, AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 9/22/1952 AS CASE 12, SHEET 29.

C. SET OF PLANS ENTITLED "PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN, THE RESERVE AT HOLMDEL, BLOCK NO. 11, LOT NO. 38.03, HOLMDEL TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY LANGAN, DATED 4/01/2014, LAST REVISED 10/20/2015, CONSISTING OF SEVEN SHEETS FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 2/26/2016 AS CASE 315, SHEET 32, CASE 315 SHEET 33, CASE 315 SHEET 34, CASE 315 SHEET 35, CASE 316 SHEET 1, CASE 316 SHEET 2 AND CASE 316 SHEET 3.

D. MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PARCEL, SITUATED IN HOLMDEL TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY ABBINGTON ASSOCIATES, INC., DATED 5/4/2001, LAST REVISED 11/2/2001.

E. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, HOLMDEL REDEVELOPMENT, BLOCK NO. 11, LOT NO. 38, 38.02, 73.01, 73.02, 73.03 & 73.04, HOLMDEL TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY LANGAN, DATED 12/31/2012.

F. THE TAX MAPS OF THE TOWNSHIP OF HOLMDEL, MONMOUTH COUNTY, NEW JERSEY, SHEET NOS. 10, 11, 11.01, 11.02, 12, 13 & 14.

G. PRO FORMA PREPARED BY MADISON TITLE AGENCY, LLC, AGENTS FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. MTANJ–174164, WITH A COMMITMENT DATE OF JANUARY 28, 2022.

H. MAP ENTITLED "FINAL PLAT, BROOKSIDE, SITUATED IN HOLMDEL TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY ABBINGTON ASSOCIATES, INC. FILED IN THE MONMOUTH COUNTY CLERKS' OFFICE ON NOVEMBER 2, 1995 AS CASE NUMBER 256–10.

I. MAP TITLED "OCEAN SIMULATING FACILITY, PLOT & GRADING PLANS & EXTERIOR DETAILS, HOLMDEL, NJ" PREPARED BY BELL TELEPHONE LABORATORIES, HOLMDEL, N.J.

J. MAP TITLED " UTILITY EXHIBIT, LOTS 38, 38.02, 73.01, 73.02, 73.03, & 73.04, BLOCK 11, LUCENT TECHNOLOGIES, SITUATED IN TOWNSHIP OF HOLMDEL, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY LGA ENGINEERING INC.

K. MAP TITLED "ELECTRIC SITE PLAN DUCT BANK ROUTING, HOLDMDEL EMERGENCY GENERATOR UPGRADE", PREPARED BY AT&T BELL LABORATORIES. DATED 6–30–89, LAST REVISED 4–17–92.

L. MAP TITLED "HOLMDEL CITY WATER SITE PLAN", PREPARED BY LUCENT TECHNOLOGIES, BELL LABORATORIES. DATED 12–8–89, LAST REVISED 11–25–96.

M. MAP TITLED "FIRE PROTECTION OUTSIDE LOOP SITE PLAN", PREPARED BY AT&T BELL LABORATORIES. DATED 5/22/90, LAST REVISED 9/2/93.

N. MAP TITLED "HOLMDEL WELL WATER SITE PLAN", PREPARED BY LUCENT TECHNOLOGIES, BELL LABORATORIES. DATED 9/3/93.

Date	Description	No.
Revisions		

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with N.J.A.C. 13:40–5.1 "Preparation of Land Surveys", and to the best of my professional knowledge, information and belief, and to my professional liability insurance coverage, the survey shown hereon is true as found on the date of the field survey of the subject property."

MATTHEW G. SIPPLE, PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. No. 24GS04332100
SIGNATURE DATE 2026.07.20 17:39:52-04'00'

LANGAN
Langan Engineering and Environmental Services, LLC.
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA27996400

Project: DATA CENTER AT BELL WORKS
HOLMDEL
MONMOUTH COUNTY NEW JERSEY

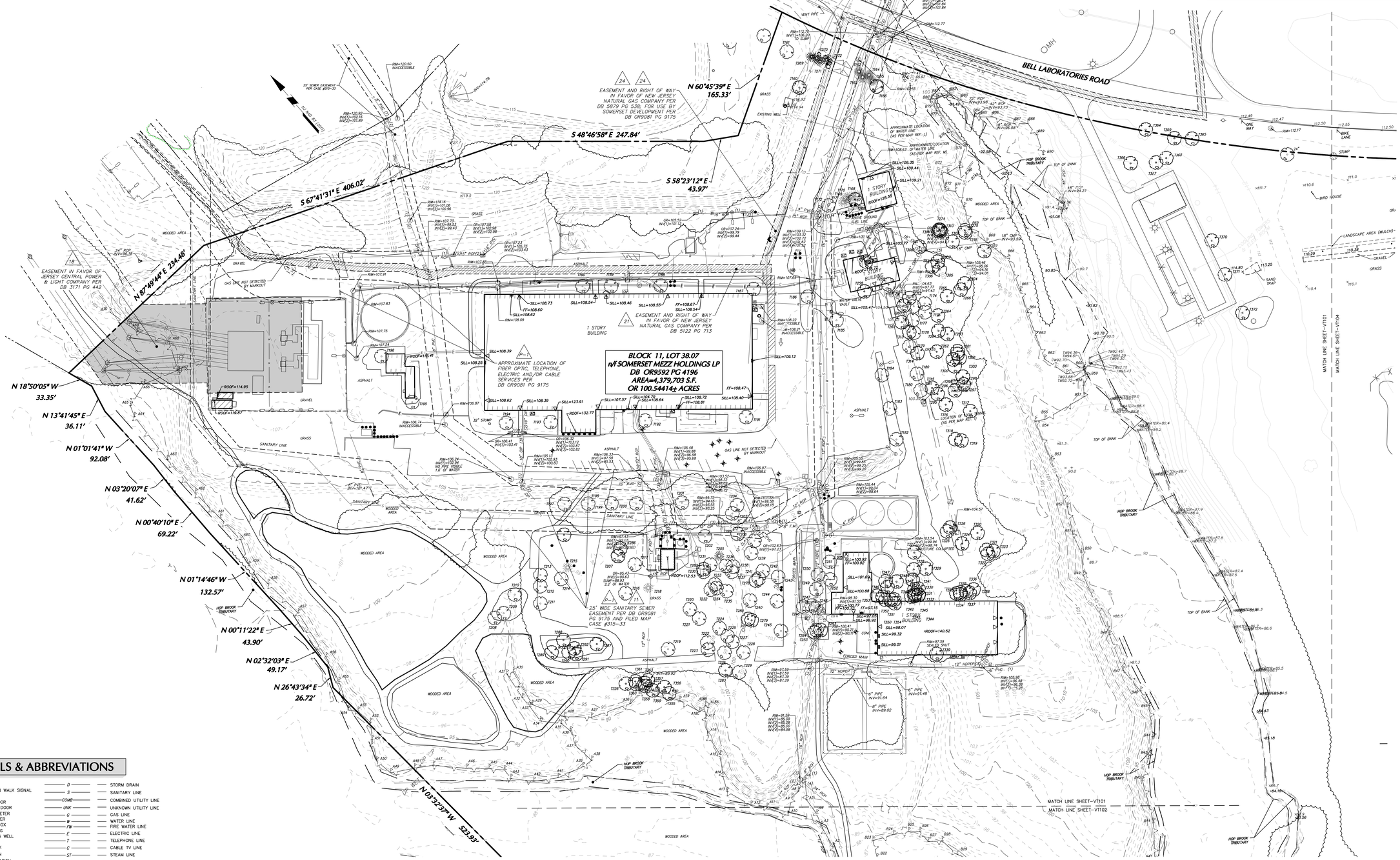
Drawing Title: BOUNDARY & TOPOGRAPHIC SURVEY

Project No. 102054601
Date JULY 20, 2026
Drawn By MC
Checked By MGS

Drawing No. VT100
Sheet 1 of 7

Project No. 102054601

© 2026 Langan


BELL LABORATORIES ROAD
N 60°45'39" E 165.33'
S 48°46'58" E 247.84'
S 58°23'12" E 43.97'
S 67°41'31" E 406.02'
N 87°49'44" E 234.48'
N 18°50'05" W 33.35'
N 13°41'45" E 36.11'
N 01°01'41" W 92.08'
N 03°20'07" E 41.62'
N 00°40'10" E 69.22'
N 01°14'46" W 132.57'
N 00°11'22" E 43.90'
N 02°32'03" E 49.17'
N 26°43'34" E 26.72'
N 03°32'37" W 523.93'
BLOCK 11, LOT 38.07
n/f SOMERSET MEZZ HOLDINGS LP
DB OR9592 PG 4196
AREA=4,379,703 S.F.
OR 100.54414± ACRES
1 STORY BUILDING
HOP BROOK TRIBUTARY
WOODED AREA
GRAVEL
ASPHALT
GRASS
SANITARY LINE
GAS LINE NOT DETECTED BY MARKOUT
EASEMENT IN FAVOR OF JERSEY CENTRAL POWER & LIGHT COMPANY PER DB 3171 PG 442
EASEMENT AND RIGHT OF WAY IN FAVOR OF NEW JERSEY NATURAL GAS COMPANY PER DB 5879 PG 538; FOR USE BY SOMERSET DEVELOPMENT PER DB OR9081 PG 9175
EASEMENT AND RIGHT OF WAY IN FAVOR OF NEW JERSEY NATURAL GAS COMPANY PER DB 5122 PG 713
APPROXIMATE LOCATION OF FIBER OPTIC, TELEPHONE, ELECTRIC AND/OR CABLE SERVICES PER DB OR9081 PG 9175
25' WIDE SANITARY SEWER EASEMENT PER DB OR9081 PG 9175 AND FILED MAP CASE #315-33
25' SEWER EASEMENT PER CASE #315-33
APPROXIMATE LOCATION OF WATER LINE (AS PER MAP REF. L)
APPROXIMATE LOCATION OF WATER LINE (AS PER MAP REF. M)
APPROXIMATE LOCATION OF WATER LINE (AS PER MAP REF. N)
MATCH LINE SHEET-VT101
MATCH LINE SHEET-VT102
SEE SHEET VT102 FOR TREE DETAILS

LEGEND OF SYMBOLS & ABBREVIATIONS

HYDRANT	BOLLARD	D	STORM DRAIN
STREET LIGHT	PEDESTRIAN WALK SIGNAL	S	SANITARY LINE
AREA LIGHT	DOOR	COMB	COMBINED UTILITY LINE
SIGNAL POLE	DOUBLE DOOR	UNK	UNKNOWN UTILITY LINE
POLE	OVERHEAD DOOR	G	GAS LINE
GUY WIRE	PARKING METER	W	WATER LINE
ANCHOR POLE	METAL COVER	FW	FIRE WATER LINE
MANHOLE	ELECTRIC BOX	E	ELECTRIC LINE
MANHOLE (DRAINAGE)	SOIL BORING	T	TELEPHONE LINE
MANHOLE (SANITARY SEWER)	MONITORING WELL	C	CABLE TV LINE
MANHOLE (ELECTRIC)	TEST PIT	ST	STEAM LINE
MANHOLE (WATER)	BENCHMARK	FM	FORCE MAIN
MANHOLE (NATURAL GAS)	ROOF DRAIN	FO	FIBER OPTIC
MANHOLE (TELEPHONE)	SPOT ELEVATION	(...)*	REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
MANHOLE (FORCE MAIN)	CONCRETE CURB		
MANHOLE (STEAM)	CONCRETE		
MANHOLE (UNKNOWN UTILITY)	DETECTABLE PAD		
WATER VALVE	DROP CURB		
GAS VALVE	BROKEN WHITE STRIPE		WETLAND LINE
SHRUB	SINGLE YELLOW STRIPE		OVERHEAD WIRE
CATCH BASIN	DOUBLE YELLOW STRIPE		GUIDE RAIL METAL
CLEAN OUT	SINGLE WHITE STRIPE		CHAIN LINK FENCE
TREE	REINFORCED CONCRETE PIPE		WOOD/STOCKADE FENCE
SIGN	DUCTILE IRON PIPE		WIRE FENCE
	CORRUGATED METAL PIPE		IRON FENCE
	NO VISIBLE PIPE		TREE LINE
	EDGE OF PAVEMENT		EASEMENT LINE
	LANDSCAPED AREA		PROPERTY LINE
	SURVEY BEARING & DISTANCE		RIGHT-OF-WAY LINE
	DEED BEARING & DISTANCE	322	CONTOUR LINE

SCALE: 1" = 50'

Date	Description	No.
Revisions		

"I hereby state that this plan is based on a field survey made by me or under my supervision during the month of October 2025 and that to the best of my knowledge, belief and my professional opinion, accurately represents the conditions found on the date of the field survey of the subject property."

SIGNATURE MATTHEW G. SIPPLE DATE
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. No. 24GS04332100

2026.07.20 17:39:31-04'00'

LANGAN
Langan Engineering and Environmental Services, LLC.
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA27996400

Project
DATA CENTER AT BELL WORKS
HOLMDEL
MONMOUTH COUNTY NEW JERSEY

Drawing Title
BOUNDARY & TOPOGRAPHIC SURVEY

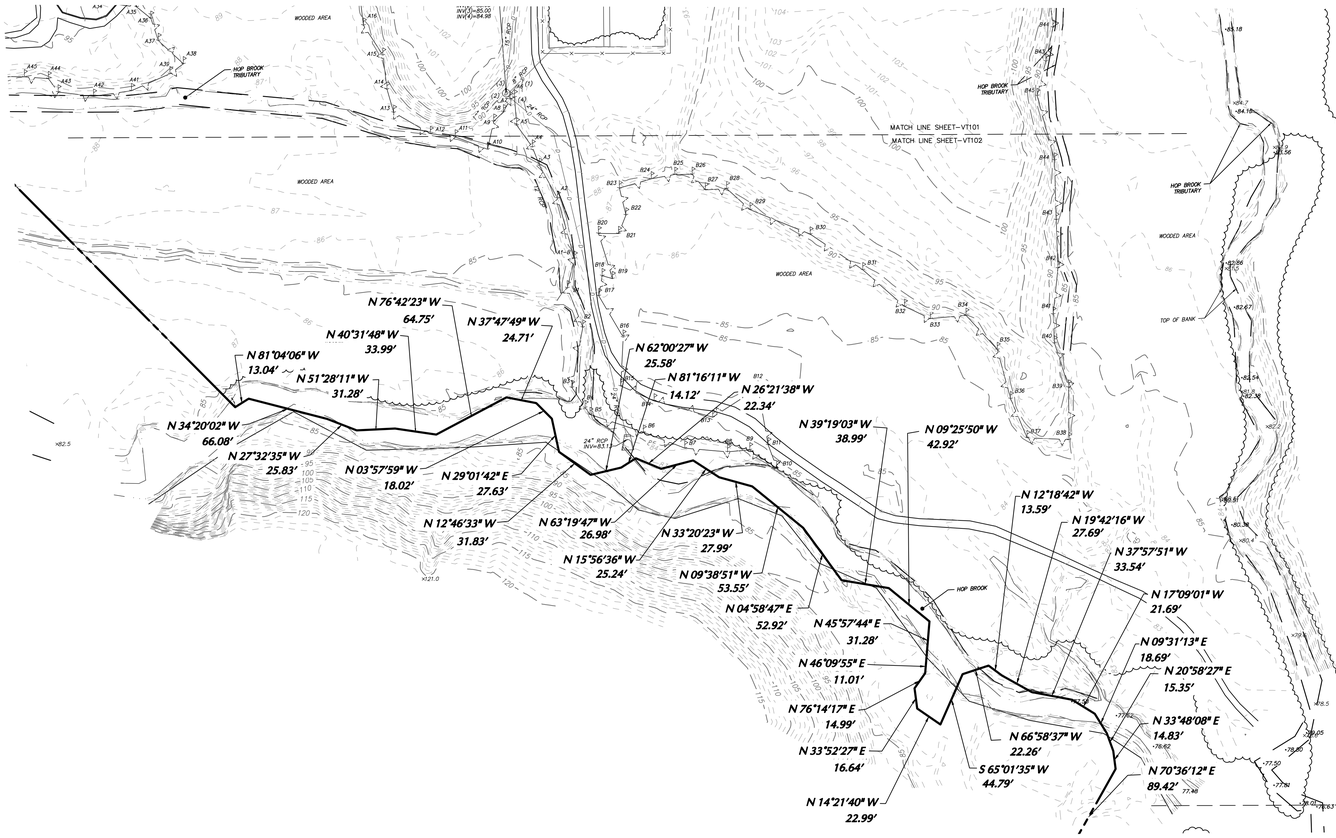
Project No. 102054601
Date JULY 20, 2026
Drawn By MC
Checked By MGS

Drawing No. VT101
Sheet 2 of 7

Project No. 102054601

© 2026 Langan

Date: 7/20/2026 Time: 16:57 User: mchudnow Style Table: Langan.stb Layout: VT101 Document Code: 102054601-0401-VT101-0101



TREE DETAILS

TREE #	TREE SIZE
T160	15"
T161	28"
T162	PINE
T163	PINE
T164	PINE
T165	PINE
T166	PINE
T167	PINE
T168	PINE
T169	PINE
T170	PINE
T171	PINE
T172	24"
T173	7"
T174	10"
T175	10"
T176	10"
T177	10"

TREE #	TREE SIZE
T178	10"
T179	10"
T180	0
T181	0
T182	21"
T183	13
T184	12"
T185	20"
T186	22"
T187	17"
T188	25"
T189	20"
T190	30"
T191	22"
T192	27"
T193	20"
T194	24"
T195	14"
T196	13"
T197	12"
T198	23"
T199	26"
D00	36"
T201	30"
T202	10"
T203	7"
T204	12"
T205	PINE
T206	13"
T207	12"
T208	23"
T209	21"
T210	11"
T211	11"
T212	14"
T213	21"
T214	24"
T215	PINE
T216	12"
T217	14"
T218	PINE
T219	9"
T220	10"
T221	8"
T222	6"
T223	6"
T224	8"
T225	8"
T226	8"
T227	6"
T228	6"

TREE #	TREE SIZE
T229	4"
T230	7"
T231	7"
T232	7"
T233	7"
T234	7"
T235	7"
T236	6"
T237	14"
T238	6"
T239	18"
T240	18"
T241	8"
T242	13"
T243	13"
T244	11"
T245	10"
T246	8"
T247	7"
T248	8"
T249	20"
T250	12"
T251	8"
T252	10"
T253	10"
T254	8"
T255	10"
T256	7"
T257	6"
T258	8"
T259	7"
T260	6"
T261	7"
T262	6"
T263	6"
T264	6"
T265	6"
T266	7"
T267	8"
T268	7"
T269	7"
T270	6"
T271	5"
T272	5"
T273	13"
T274	11"
T275	5"
T276	10"
T277	20"
T278	7"
T279	5"
T280	5"
T281	5"
T282	7"

TREE #	TREE SIZE
T283	4"
T284	5"
T285	16"
T286	8"
T287	12"
T288	7"
T289	12"
T290	6"
T291	6"
T292	6"
T293	4"
T294	6"
T295	9"
T296	10"
T297	6"
T298	4"
T299	5"
T300	3"
T301	5"
T302	5"
T303	6"
T304	6"
T305	6"
T306	3"
T307	5"
T308	3"
T309	28"
T310	18"
T311	19"
T312	16"
T313	4"
T314	3"
T315	9"
T316	9"
T317	4"
T318	4"
T319	4"
T320	3"
T321	12"
T322	12"
T323	17"
T324	6"
T325	6"
T326	6"
T327	6"
T328	10"
T329	3"
T330	3"
T331	5"
T332	5"
T333	12"
T334	9"
T335	6"

TREE #	TREE SIZE	ELEV.
T336	3"	
T337	4"	
T338	8"	
T339	3"	
T340	4"	
T341	3"	
T342	3"	
T343	7"	
T344	7"	
T345	8"	
T346	10"	
T347	12"	
T348	14"	
T349	5"	
T350	19"	
T351	4"	
T352	12"	
T353	4"	
T354	3"	
T355	20"	
T356	25"	
T357	10"	
T358	10"	
T359	5"	
T360	7"	
T361	7"	
T362	28"	
T363	24"	
T364	13"	
T365	16"	
T366	10"	
T367	7"	
T368	8"	
T369	16"	
T370	10"	
T371	10"	
T372	26"	
T373	21"	
T374	13"	
T375	13"	
T376	12"	
T377	18"	
T378	16"	
T379	16"	
T380	34"	
T381	31"	
T382	13"	
T383	16"	
T384	16"	
T385	5"	
T387	7"	
T388	22"	
T389	19"	

TREE #	TREE SIZE	ELEV.
T390	7"	
T391	4"	
T392	28"	
T393	19"	
T394	9"	
T395	8"	
T396	8"	
T397	6"	
T398	15"	
T399	10"	
T400	24"	
T401	14"	
T402	8"	
T403	19"	
T404	4"	
T405	8"	
T406	3"	
T407	6"	
T408	8"	

LEGEND OF SYMBOLS & ABBREVIATIONS

HYDRANT	BOLLARD	D	STORM DRAIN
STREET LIGHT	PEDESTRIAN WALK SIGNAL	S	SANITARY LINE
AREA LIGHT	DOOR	COMB	COMBINED UTILITY LINE
SIGNAL POLE	DOUBLE DOOR	UNK	UNKNOWN UTILITY LINE
POLE	OVERHEAD DOOR	G	GAS LINE
GUY WIRE	PARKING METER	W	WATER LINE
ANCHOR POLE	METAL COVER	FW	FIRE WATER LINE
MANHOLE	ELECTRIC BOX	E	ELECTRIC LINE
MANHOLE (DRAINAGE)	SOIL BORING	T	TELEPHONE LINE
MANHOLE (SANITARY SEWER)	MONITORING WELL	C	CABLE TV LINE
MANHOLE (ELECTRIC)	TEST PIT	ST	STEAM LINE
MANHOLE (WATER)	BENCHMARK	FM	FORCE MAIN
MANHOLE (NATURAL GAS)	ROOF DRAIN	FO	FIBER OPTIC
MANHOLE (TELEPHONE)	SPOT ELEVATION	(_)*	REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
MANHOLE (FORCE MAIN)	CONCRETE CURB		
MANHOLE (STEAM)	CONCRETE		
MANHOLE (UNKNOWN UTILITY)	DETECTABLE PAD		
WATER VALVE	DROP CURB		
GAS VALVE	BROKEN WHITE STRIPE		WETLAND LINE
SHRUB	SINGLE WHITE STRIPE		OVERHEAD WIRE
CATCH BASIN	SINGLE YELLOW STRIPE		GUIDE RAIL METAL
CLEAN OUT	DOUBLE YELLOW STRIPE		CHAIN LINK FENCE
TREE	REINFORCED CONCRETE PIPE		WOOD/STOCKADE FENCE
SIGN	DUCTILE IRON PIPE		WIRE FENCE
	CORRUGATED METAL PIPE		IRON FENCE
	NO VISIBLE PIPE		TREE LINE
	EDGE OF PAVEMENT		EASEMENT LINE
	LANDSCAPED AREA		PROPERTY LINE
	SURVEY BEARING & DISTANCE		RIGHT-OF-WAY LINE
	DEED BEARING & DISTANCE		CONTOUR LINE

SCALE: 1" = 50'

Date	Description	No.
Revisions		

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1 "Preparation of Land Boundary Surveys and Maps" and that to the best of my knowledge and belief it is true and correct to the accuracy required by law. I am aware that if any of the statements made by me are willfully false, my professional license may be revoked. I further certify that I prepared this survey and the attached property description and that I am not responsible for any revisions to the survey or property description made by others without my knowledge or consent."

2026.07.20 17:39:23-04'00'

SIGNATURE MATTHEW G. SIPPLE DATE
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. No. 24GS04332100

LANGAN
Langan Engineering and Environmental Services, LLC.
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA27996400

Project
DATA CENTER AT BELL WORKS
HOLMDEL
MONMOUTH COUNTY NEW JERSEY

Drawing Title
BOUNDARY & TOPOGRAPHIC SURVEY

Project No. 102054601
Date JULY 20, 2026
Drawn By MC
Checked By MGS

Drawing No. VT101
Sheet 8 of 7

LANGAN
Project No. 102054601

© 2026 Langan

SURVEY DESCRIPTION

BEGINNING AT A POINT, MARKED BY A CONCRETE MONUMENT, ON THE NORTHWESTERLY LINE OF MIDDLETOWN ROAD (VARIABLE WIDTHS) AT ITS INTERSECTION WITH THE SOUTHERLY LINE OF LOT 73.21 AS BLOCK 11 SHOWN ON THE TAX ASSESSMENT MAPS OF HOLMDEL TOWNSHIP AND RUNNING, THENCE

1. ALONG SAID NORTHWESTERLY LINE OF MIDDLETOWN ROAD, SOUTH 73°45'20" WEST, A DISTANCE OF 139.43 FEET TO A POINT; THENCE
2. CONTINUING ALONG SAID NORTHWESTERLY LINE OF MIDDLETOWN ROAD, SOUTH 86°09'47" EAST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE
3. CONTINUING ALONG SAID NORTHWESTERLY LINE OF MIDDLETOWN ROAD, SOUTH 51°58'38" WEST, A DISTANCE OF 211.86 FEET TO A POINT IN THE CENTERLINE OF A STREAM BEING THE NORTHERLY LINE OF LOTS 76 AND 77.01, BLOCK 11; THENCE

ALONG THE CENTERLINE OF SAID STREAM THE FOLLOWING 39 COURSES:

4. NORTH 89°44'28" WEST, A DISTANCE OF 171.30 FEET TO A POINT; THENCE
5. SOUTH 89°10'12" WEST, A DISTANCE OF 163.59 FEET TO A POINT; THENCE
6. SOUTH 85°48'51" WEST, A DISTANCE OF 85.94 FEET TO A POINT; THENCE
7. SOUTH 89°36'50" WEST, A DISTANCE OF 98.18 FEET TO A POINT; THENCE
8. SOUTH 83°47'27" WEST, A DISTANCE OF 74.91 FEET TO A POINT; THENCE
9. SOUTH 58°23'53" WEST, A DISTANCE OF 23.08 FEET TO A POINT; THENCE
10. NORTH 79°54'27" WEST, A DISTANCE OF 87.64 FEET TO A POINT; THENCE
11. NORTH 82°19'38" WEST, A DISTANCE OF 80.95 FEET TO A POINT; THENCE
12. NORTH 88°47'31" WEST, A DISTANCE OF 104.81 FEET TO A POINT; THENCE
13. SOUTH 84°38'17" WEST, A DISTANCE OF 117.49 FEET TO A POINT; THENCE
14. NORTH 88°34'45" WEST, A DISTANCE OF 152.08 FEET TO A POINT; THENCE
15. NORTH 65°06'48" WEST, A DISTANCE OF 60.15 FEET TO A POINT; THENCE
16. SOUTH 72°34'41" WEST, A DISTANCE OF 158.25 FEET TO A POINT; THENCE
17. SOUTH 82°38'28" WEST, A DISTANCE OF 89.22 FEET TO A POINT; THENCE
18. NORTH 86°45'44" WEST, A DISTANCE OF 110.47 FEET TO A POINT; THENCE
19. NORTH 60°44'41" WEST, A DISTANCE OF 207.47 FEET TO A POINT; THENCE
20. NORTH 76°26'45" WEST, A DISTANCE OF 74.00 FEET TO A POINT; THENCE
21. NORTH 82°45'48" WEST, A DISTANCE OF 106.30 FEET TO A POINT; THENCE
22. NORTH 68°47'30" WEST, A DISTANCE OF 77.10 FEET TO A POINT; THENCE
23. NORTH 65°57'32" WEST, A DISTANCE OF 115.25 FEET TO A POINT; THENCE
24. NORTH 77°00'29" WEST, A DISTANCE OF 62.16 FEET TO A POINT; THENCE
25. NORTH 73°53'22" WEST, A DISTANCE OF 86.86 FEET TO A POINT; THENCE
26. NORTH 55°11'47" WEST, A DISTANCE OF 42.73 FEET TO A POINT; THENCE
27. NORTH 74°54'45" WEST, A DISTANCE OF 70.29 FEET TO A POINT; THENCE
28. NORTH 59°57'22" WEST, A DISTANCE OF 73.26 FEET TO A POINT; THENCE
29. NORTH 75°58'40" WEST, A DISTANCE OF 49.54 FEET TO A POINT; THENCE
30. SOUTH 64°53'21" WEST, A DISTANCE OF 57.83 FEET TO A POINT; THENCE
31. NORTH 48°02'45" WEST, A DISTANCE OF 51.31 FEET TO A POINT; THENCE
32. NORTH 87°49'29" WEST, A DISTANCE OF 44.42 FEET TO A POINT; THENCE
33. SOUTH 83°41'17" WEST, A DISTANCE OF 91.81 FEET TO A POINT; THENCE
34. NORTH 33°19'38" WEST, A DISTANCE OF 94.87 FEET TO A POINT; THENCE
35. NORTH 02°38'52" WEST, A DISTANCE OF 38.82 FEET TO A POINT; THENCE
36. SOUTH 88°38'56" WEST, A DISTANCE OF 73.14 FEET TO A POINT; THENCE
37. SOUTH 56°16'07" WEST, A DISTANCE OF 45.55 FEET TO A POINT; THENCE
38. NORTH 87°41'30" WEST, A DISTANCE OF 65.09 FEET TO A POINT; THENCE
39. SOUTH 39°56'30" WEST, A DISTANCE OF 79.62 FEET TO A POINT; THENCE
40. NORTH 79°49'56" WEST, A DISTANCE OF 140.07 FEET TO A POINT; THENCE
41. SOUTH 58°15'31" WEST, A DISTANCE OF 158.74 FEET TO A POINT; THENCE
42. SOUTH 18°03'32" WEST, A DISTANCE OF 66.46 FEET TO A POINT IN THE CENTERLINE OF A DITCH BEING THE NORTHWESTERLY LINE OF LOT 77.01, BLOCK 11; THENCE

ALONG THE CENTERLINE OF SAID DITCH THE FOLLOWING 23 COURSES:

43. NORTH 61°08'28" WEST, A DISTANCE OF 167.94 FEET TO A POINT; THENCE
44. SOUTH 40°13'47" WEST, A DISTANCE OF 137.52 FEET TO A POINT; THENCE
45. SOUTH 32°00'44" WEST, A DISTANCE OF 98.44 FEET TO A POINT; THENCE
46. SOUTH 69°43'51" WEST, A DISTANCE OF 83.93 FEET TO A POINT; THENCE
47. SOUTH 60°09'53" WEST, A DISTANCE OF 125.43 FEET TO A POINT; THENCE
48. SOUTH 50°36'58" WEST, A DISTANCE OF 102.07 FEET TO A POINT; THENCE
49. SOUTH 70°08'53" WEST, A DISTANCE OF 22.24 FEET TO A POINT; THENCE
50. SOUTH 47°14'00" WEST, A DISTANCE OF 51.63 FEET TO A POINT; THENCE
51. SOUTH 51°33'27" WEST, A DISTANCE OF 60.84 FEET TO A POINT; THENCE
52. SOUTH 42°04'53" WEST, A DISTANCE OF 93.11 FEET TO A POINT; THENCE
53. SOUTH 45°20'03" WEST, A DISTANCE OF 87.50 FEET TO A POINT; THENCE
54. SOUTH 39°20'41" WEST, A DISTANCE OF 51.56 FEET TO A POINT; THENCE
55. SOUTH 27°52'22" WEST, A DISTANCE OF 49.79 FEET TO A POINT; THENCE
56. SOUTH 45°23'14" WEST, A DISTANCE OF 147.14 FEET TO A POINT; THENCE
57. SOUTH 22°24'46" WEST, A DISTANCE OF 89.18 FEET TO A POINT; THENCE
58. SOUTH 09°21'00" WEST, A DISTANCE OF 78.74 FEET TO A POINT; THENCE
59. SOUTH 06°42'10" EAST, A DISTANCE OF 42.98 FEET TO A POINT; THENCE
60. SOUTH 06°21'36" WEST, A DISTANCE OF 54.92 FEET TO A POINT; THENCE
61. SOUTH 20°46'57" EAST, A DISTANCE OF 38.19 FEET TO A POINT; THENCE
62. SOUTH 36°35'12" WEST, A DISTANCE OF 82.60 FEET TO A POINT; THENCE
63. SOUTH 09°17'05" WEST, A DISTANCE OF 92.20 FEET TO A POINT; THENCE
64. SOUTH 20°10'56" WEST, A DISTANCE OF 51.43 FEET TO A POINT; THENCE
65. SOUTH 24°53'22" WEST, A DISTANCE OF 76.50 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 38.01 BLOCK 11; THENCE
66. ALONG SAID NORTHERLY LINE OF LOT 38.01, SOUTH 76°03'55" WEST, A DISTANCE OF 419.53 FEET TO A POINT IN THE CENTERLINE OF RAMANESSIN BROOK; THENCE

ALONG THE CENTERLINE OF RAMANESSIN BROOK THE FOLLOWING 66 COURSES:

67. NORTH 39°53'44" WEST, A DISTANCE OF 180.86 FEET TO A POINT; THENCE
68. NORTH 63°05'21" EAST, A DISTANCE OF 46.05 FEET TO A POINT; THENCE
69. NORTH 32°32'54" EAST, A DISTANCE OF 31.40 FEET TO A POINT; THENCE
70. NORTH 27°00'44" WEST, A DISTANCE OF 49.79 FEET TO A POINT; THENCE
71. SOUTH 85°03'17" WEST, A DISTANCE OF 34.01 FEET TO A POINT; THENCE
72. NORTH 17°07'07" WEST, A DISTANCE OF 49.53 FEET TO A POINT; THENCE
73. NORTH 31°15'17" EAST, A DISTANCE OF 47.43 FEET TO A POINT; THENCE
74. NORTH 59°24'57" EAST, A DISTANCE OF 29.34 FEET TO A POINT; THENCE
75. NORTH 70°19'12" EAST, A DISTANCE OF 53.96 FEET TO A POINT; THENCE
76. NORTH 11°57'36" EAST, A DISTANCE OF 37.46 FEET TO A POINT; THENCE
77. NORTH 38°03'26" WEST, A DISTANCE OF 69.54 FEET TO A POINT; THENCE
78. NORTH 59°43'41" WEST, A DISTANCE OF 39.43 FEET TO A POINT; THENCE
79. SOUTH 82°39'16" WEST, A DISTANCE OF 53.95 FEET TO A POINT; THENCE
80. NORTH 32°57'28" WEST, A DISTANCE OF 31.33 FEET TO A POINT; THENCE
81. NORTH 15°35'43" EAST, A DISTANCE OF 62.50 FEET TO A POINT; THENCE
82. NORTH 28°44'38" WEST, A DISTANCE OF 35.34 FEET TO A POINT; THENCE
83. NORTH 67°54'50" WEST, A DISTANCE OF 51.89 FEET TO A POINT; THENCE
84. NORTH 01°54'15" EAST, A DISTANCE OF 84.08 FEET TO A POINT; THENCE
85. NORTH 32°57'10" WEST, A DISTANCE OF 58.44 FEET TO A POINT; THENCE
86. NORTH 21°34'09" WEST, A DISTANCE OF 35.72 FEET TO A POINT; THENCE
87. NORTH 19°43'44" WEST, A DISTANCE OF 44.52 FEET TO A POINT; THENCE
88. NORTH 24°26'33" WEST, A DISTANCE OF 52.41 FEET TO A POINT; THENCE
89. NORTH 01°13'44" WEST, A DISTANCE OF 45.00 FEET TO A POINT; THENCE
90. NORTH 00°41'20" EAST, A DISTANCE OF 46.55 FEET TO A POINT; THENCE
91. NORTH 05°25'01" EAST, A DISTANCE OF 46.28 FEET TO A POINT; THENCE
92. NORTH 23°23'36" EAST, A DISTANCE OF 69.31 FEET TO A POINT; THENCE
93. NORTH 48°44'55" EAST, A DISTANCE OF 107.62 FEET TO A POINT; THENCE
94. NORTH 14°20'32" WEST, A DISTANCE OF 19.25 FEET TO A POINT; THENCE
95. NORTH 44°21'11" WEST, A DISTANCE OF 42.08 FEET TO A POINT; THENCE
96. NORTH 28°45'57" WEST, A DISTANCE OF 36.79 FEET TO A POINT; THENCE
97. NORTH 10°11'17" WEST, A DISTANCE OF 49.73 FEET TO A POINT; THENCE
98. NORTH 70°36'12" EAST, A DISTANCE OF 89.42 FEET TO A POINT; THENCE
99. NORTH 33°48'08" EAST, A DISTANCE OF 14.83 FEET TO A POINT; THENCE
100. NORTH 20°58'27" EAST, A DISTANCE OF 15.35 FEET TO A POINT; THENCE
101. NORTH 09°31'13" EAST, A DISTANCE OF 18.69 FEET TO A POINT; THENCE
102. NORTH 17°09'01" WEST, A DISTANCE OF 21.69 FEET TO A POINT; THENCE
103. NORTH 37°57'51" WEST, A DISTANCE OF 33.54 FEET TO A POINT; THENCE
104. NORTH 19°42'16" WEST, A DISTANCE OF 27.69 FEET TO A POINT; THENCE
105. NORTH 12°18'04" WEST, A DISTANCE OF 13.59 FEET TO A POINT; THENCE
106. NORTH 66°58'37" WEST, A DISTANCE OF 22.26 FEET TO A POINT; THENCE
107. SOUTH 65°01'35" WEST, A DISTANCE OF 44.79 FEET TO A POINT; THENCE
108. NORTH 14°21'40" WEST, A DISTANCE OF 22.99 FEET TO A POINT; THENCE
109. NORTH 33°52'27" EAST, A DISTANCE OF 16.64 FEET TO A POINT; THENCE
110. NORTH 76°14'37" EAST, A DISTANCE OF 14.99 FEET TO A POINT; THENCE
111. NORTH 46°09'55" EAST, A DISTANCE OF 11.01 FEET TO A POINT; THENCE
112. NORTH 45°57'44" EAST, A DISTANCE OF 31.28 FEET TO A POINT; THENCE
113. NORTH 09°25'50" WEST, A DISTANCE OF 42.92 FEET TO A POINT; THENCE
114. NORTH 39°19'03" WEST, A DISTANCE OF 38.99 FEET TO A POINT; THENCE
115. NORTH 04°58'47" EAST, A DISTANCE OF 52.92 FEET TO A POINT; THENCE
116. NORTH 09°38'51" WEST, A DISTANCE OF 53.55 FEET TO A POINT; THENCE
117. NORTH 33°20'23" WEST, A DISTANCE OF 27.99 FEET TO A POINT; THENCE
118. NORTH 15°56'36" WEST, A DISTANCE OF 25.24 FEET TO A POINT; THENCE
119. NORTH 63°19'47" WEST, A DISTANCE OF 26.98 FEET TO A POINT; THENCE
120. NORTH 26°21'38" WEST, A DISTANCE OF 22.34 FEET TO A POINT; THENCE
121. NORTH 81°16'11" WEST, A DISTANCE OF 14.12 FEET TO A POINT; THENCE
122. NORTH 62°00'27" WEST, A DISTANCE OF 25.58 FEET TO A POINT; THENCE
123. NORTH 12°46'33" WEST, A DISTANCE OF 31.83 FEET TO A POINT; THENCE
124. NORTH 29°01'42" EAST, A DISTANCE OF 27.63 FEET TO A POINT; THENCE
125. NORTH 03°57'59" WEST, A DISTANCE OF 18.02 FEET TO A POINT; THENCE
126. NORTH 37°47'49" WEST, A DISTANCE OF 24.71 FEET TO A POINT; THENCE
127. NORTH 76°42'23" WEST, A DISTANCE OF 64.75 FEET TO A POINT; THENCE
128. NORTH 40°31'48" WEST, A DISTANCE OF 33.99 FEET TO A POINT; THENCE
129. NORTH 51°28'11" WEST, A DISTANCE OF 31.28 FEET TO A POINT; THENCE
130. NORTH 27°32'35" WEST, A DISTANCE OF 25.83 FEET TO A POINT; THENCE
131. NORTH 34°20'02" WEST, A DISTANCE OF 66.08 FEET TO A POINT; THENCE
132. NORTH 81°04'06" WEST, A DISTANCE OF 13.04 FEET TO A POINT; THENCE
133. ALONG THE WESTERLY LINE OF LOT 38.02 BLOCK 11, NORTH 03°32'37" WEST, A DISTANCE OF 523.93 FEET TO A POINT IN THE CENTERLINE OF A STREAM; THENCE

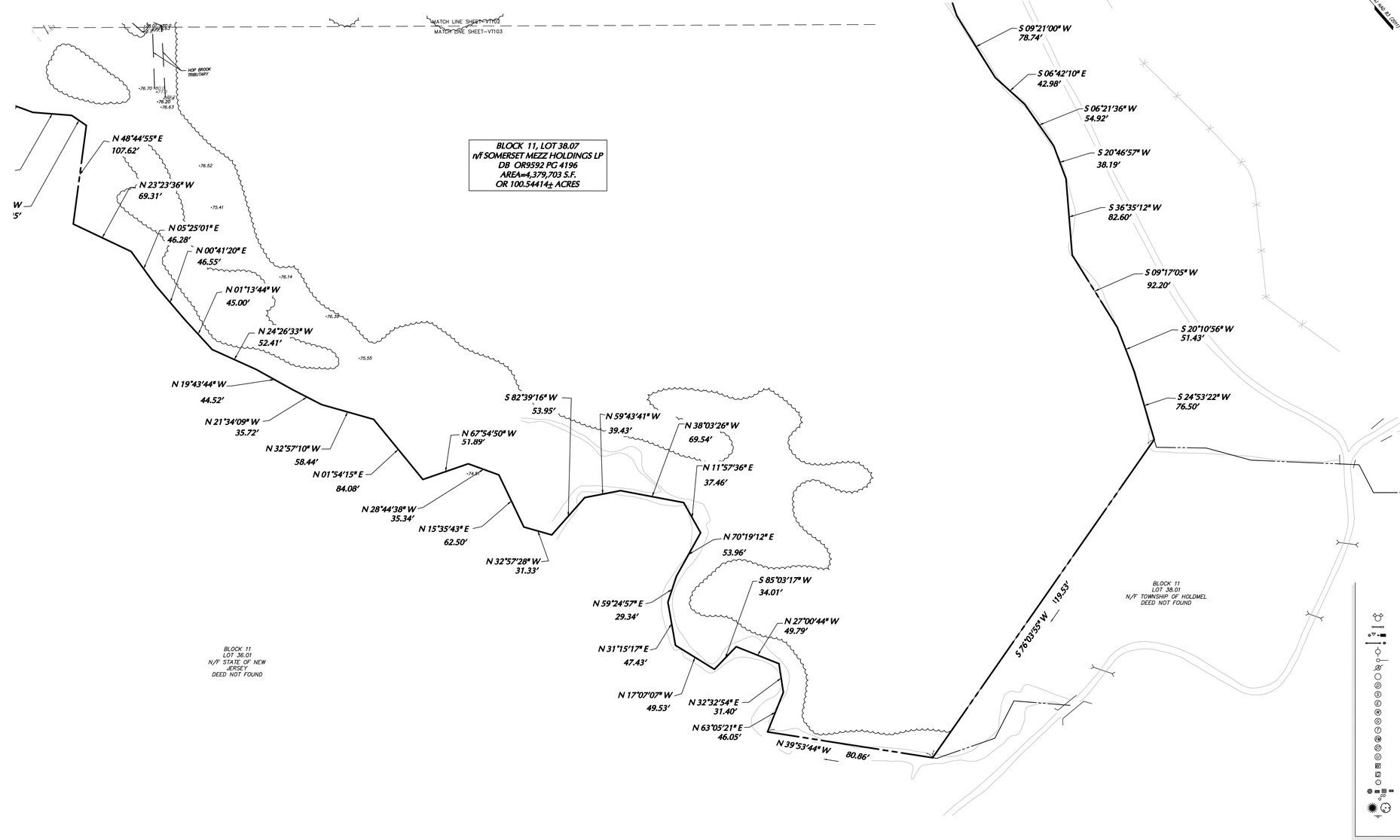
ALONG THE CENTERLINE OF SAID STREAM THE FOLLOWING 10 COURSES:

134. NORTH 26°43'34" EAST, A DISTANCE OF 26.72 FEET TO A POINT; THENCE
135. NORTH 02°32'03" EAST, A DISTANCE OF 49.17 FEET TO A POINT; THENCE
136. NORTH 00°11'22" EAST, A DISTANCE OF 43.90 FEET TO A POINT; THENCE
137. NORTH 01°14'46" WEST, A DISTANCE OF 132.57 FEET TO A POINT; THENCE
138. NORTH 00°40'10" EAST, A DISTANCE OF 69.22 FEET TO A POINT; THENCE
139. NORTH 03°20'07" EAST, A DISTANCE OF 41.62 FEET TO A POINT; THENCE
140. NORTH 01°01'41" WEST, A DISTANCE OF 92.08 FEET TO A POINT; THENCE
141. NORTH 13°41'45" EAST, A DISTANCE OF 36.11 FEET TO A POINT; THENCE
142. NORTH 18°50'05" WEST, A DISTANCE OF 7.26 FEET TO A POINT; THENCE
143. NORTH 18°50'05" WEST, A DISTANCE OF 26.10 FEET TO A POINT; THENCE
144. LEAVING SAID CENTERLINE, NORTH 87°49'44" EAST, A DISTANCE OF 234.48 FEET TO A POINT; THENCE
145. SOUTH 67°41'31" EAST, A DISTANCE OF 406.02 FEET TO A POINT; THENCE
146. SOUTH 48°46'58" EAST, A DISTANCE OF 247.84 FEET TO A POINT; THENCE
147. SOUTH 58°23'12" EAST, A DISTANCE OF 43.97 FEET TO A POINT; THENCE
148. NORTH 60°45'39" EAST, A DISTANCE OF 165.33 FEET TO A POINT ON A CURVE; THENCE
149. SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 253.84 FEET, A RADIUS OF 1,669.00 FEET AND A CENTRAL ANGLE OF 8°42'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°50'05" EAST, A DISTANCE OF 253.60 FEET TO A NON-TANGENT POINT; THENCE
150. SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 1,264.43 FEET, A RADIUS OF 2,056.00 FEET AND A CENTRAL ANGLE OF 35°14'12" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 49°14'46" EAST, A DISTANCE OF 1,244.59 FEET TO A NON-TANGENT POINT; THENCE
151. EASTERLY ALONG A CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 435.79 FEET, A RADIUS OF 1,669.00 FEET AND A CENTRAL ANGLE OF 14°57'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 74°46'50" EAST, A DISTANCE OF 434.55 FEET TO A NON-TANGENT POINT; THENCE
152. EASTERLY ALONG A CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 446.72 FEET, A RADIUS OF 1,080.00 FEET AND A CENTRAL ANGLE OF 23°41'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 86°27'29" EAST, A DISTANCE OF 443.54 FEET TO A NON-TANGENT POINT; THENCE
153. NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 449.20 FEET, A RADIUS OF 754.00 FEET AND A CENTRAL ANGLE OF 34°08'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 59°34'28" EAST, A DISTANCE OF 442.59 FEET TO A POINT OF CUSP; THENCE
154. SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 208.72 FEET, A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 79°43'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 02°38'38" WEST, A DISTANCE OF 192.29 FEET TO A POINT OF COMPOUND CURVATURE; THENCE
155. SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 313.82 FEET, A RADIUS OF 985.00 FEET AND A CENTRAL ANGLE OF 18°15'57" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°32'08" EAST, A DISTANCE OF 312.43 FEET TO A NON-TANGENT POINT; THENCE
156. NORTH 34°30'05" EAST, A DISTANCE OF 250.56 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 73.18; THENCE
157. ALONG SAID SOUTHERLY LINE OF LOT 73.18, SOUTH 48°46'47" EAST, A DISTANCE OF 265.35 FEET TO A BEND POINT THEREIN; THENCE
158. ALONG SAID SOUTHERLY LINE OF LOT 73.18 AND ALSO LOTS 73.19, 73.20 AND 73.12 BLOCK 11, SOUTH 86°09'47" EAST, A DISTANCE OF 1,591.33 FEET TO A BEND POINT IN LOT 73.21 BLOCK 11; THENCE
159. ALONG SAID SOUTHERLY LINE OF LOT 73.21 BLOCK 11, SOUTH 57°48'54" EAST, A DISTANCE OF 162.43 FEET TO A POINT ON THE AFOREMENTIONED NORTHWESTERLY LINE OF MIDDLETOWN ROAD BEING THE POINT OF BEGINNING.

PROJECT LOCATION MAP

SCALE: N.T.S.

SOURCE: GOOGLE MAPS



LEGEND OF SYMBOLS & ABBREVIATIONS

HYDRANT		BOLLARD		D	STORM DRAIN
STREET LIGHT		PEDESTRIAN WALK SIGNAL		S	SANITARY LINE
AREA LIGHT		DOOR		COMB	COMBINED UTILITY LINE
SIGNAL POLE		DOUBLE DOOR		UNK	UNKNOWN UTILITY LINE
POLE		OVERHEAD DOOR		G	GAS LINE
GUY WIRE		PARKING METER		W	WATER LINE
ANCHOR POLE		METAL COVER		E	ELECTRIC LINE
MANHOLE		ELECTRIC BOX		T	TELEPHONE LINE
MANHOLE (DRAINAGE)		SOIL BORING		C	CABLE TV LINE
MANHOLE (SANITARY SEWER)		MONITORING WELL		ST	STEAM LINE
MANHOLE (ELECTRIC)		TEST PIT		FM	FORCE MAIN
MANHOLE (WATER)		BENCHMARK		FO	FIBER OPTIC
MANHOLE (NATURAL GAS)		ROOF DRAIN		(...)*	REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
MANHOLE (TELEPHONE)		SPOT ELEVATION	x322.35		
MANHOLE (FORCE MAIN)		CONCRETE CURB	CC		WETLAND LINE
MANHOLE (STEAM)		CONCRETE	CONC		OVERHEAD WIRE
MANHOLE (UNKNOWN UTILITY)		DETECTABLE PAD	DP		GUIDE RAIL METAL
WATER VALVE		DROP CURB	DC		CHAIN LINK FENCE
GAS VALVE		BROKEN WHITE STRIPE	BWS		WOOD/STOCKADE FENCE
SHRUB		SINGLE YELLOW STRIPE	SYS		WIRE FENCE
CATCH BASIN		DOUBLE YELLOW STRIPE	DYS		IRON FENCE
CLEAN OUT		SINGLE WHITE STRIPE	SWS		TREE LINE
TREE		REINFORCED CONCRETE PIPE	RCP		EASEMENT LINE
SIGN		DUCTILE IRON PIPE	DIP		PROPERTY LINE
		CORRUGATED METAL PIPE	CMP		RIGHT-OF-WAY LINE
		NO VISIBLE PIPE	NVP		CONTOUR LINE
		EDGE OF PAVEMENT	EP		
		LANDSCAPED AREA	LSA		
		SURVEY BEARING & DISTANCE	(S)		
		DEED BEARING & DISTANCE	(D)		

SCALE: 1" = 50'

Date	Description	No.
Revisions		

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with Title 13 N.J.A.C. "Preparation of Land Title Surveys" and that to the best of my knowledge and belief, it is true and correct to my professional opinion, accurately represents the conditions found on the date of the field survey at the subject property."

2026.07.20 17:39:13-04'00'

SIGNATURE MATTHEW G. SIPPLE DATE
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. No. 24GS04332100

LANGAN
Langan Engineering and Environmental Services, LLC.
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA27996400

Project: DATA CENTER AT BELL WORKS
HOLMDEL
MONMOUTH COUNTY NEW JERSEY

Drawing Title: BOUNDARY & TOPOGRAPHIC SURVEY

Project No. 102054601
Date JULY 20, 2026
Drawn By MC
Checked By MGS

Drawing No. VT103
Sheet 4 of 7

LANGAN
Project No. 102054601

© 2026 Langan

PROJECT LOCATION MAP

SCALE: N.T.S.

SOURCE: GOOGLE MAPS

R=1669.00'
A=435.79'
D=14°57'37"
CB=N 74°46'50" W
CL=434.55'
(NON TANGENT CURVE)

R=2056.00'
A=1264.43'
D=35°14'12"
CB=N 49°14'46" W
CL=1244.59'
(NON TANGENT CURVE)

N 48°02'45" W
51.31'

N 87°49'29" W
44.42'

S 88°38'56" W
73.14'

N 33°19'38" W
94.87'

S 83°41'17" W
91.81'

S 56°16'07" W
45.55'

MATCH LINE SHEET-VT105
MATCH LINE SHEET-VT104

N 87°41'30" W
65.09'

S 39°56'30" W
79.62'

N 79°49'56" W
140.07'

BLOCK 11
LOT 77.01
N/F TOWNSHIP OF HOLDMEL
DEED NOT FOUND

S 58°15'31" W
158.74'

S 18°03'32" W
66.46'

N 61°08'28" W
167.94'

S 40°13'47" W
137.52'

S 32°00'44" W
98.44'

S 69°43'51" W
83.93'

S 60°09'53" W
125.43'

S 50°36'58" W
102.07'

S 70°08'53" W
22.24'

S 47°14'00" W

BLOCK 11, LOT 38.07
n/f SOMERSET MEZZ HOLDINGS LP
DB OR9592 PG 4196
AREA=4,379,703 S.F.
OR 100.54414± ACRES

BLOCK 11, LOT 38.07
n/f SOMERSET MEZZ HOLDINGS LP
DB OR9592 PG 4196
AREA=4,379,703 S.F.
OR 100.54414± ACRES

MATCH LINE SHEET-VT101
MATCH LINE SHEET-VT104

MATCH LINE SHEET-VT104
MATCH LINE SHEET-VT102

PAVED ROAD
ASPHALT DRIVEWAY
BIKE LANE
STUMP
BIRD HOUSE
WOODEN PALLETS
FIRE PIT
LANDSCAPE AREA (MULCH)
CHAIN LINK FENCE (ANTENNA TOWER ENCLOSURE)
SHIPPING CONTAINER
GRASS
GRAVEL
SAND TRAP
TREE
T382
T383
T384
T380
T381
T379
T378
T377
T376
T374
T373
T385
T387

LEGEND OF SYMBOLS & ABBREVIATIONS

HYDRANT	BOLLARD	D	STORM DRAIN
STREET LIGHT	PEDESTRIAN WALK SIGNAL	S	SANITARY LINE
AREA LIGHT	DOOR	COMB	COMBINED UTILITY LINE
SIGNAL POLE	DOUBLE DOOR	UNK	UNKNOWN UTILITY LINE
POLE	OVERHEAD DOOR	G	GAS LINE
GUY WIRE	PARKING METER	W	WATER LINE
ANCHOR POLE	METAL COVER	FW	FIRE WATER LINE
MANHOLE	ELECTRIC BOX	E	ELECTRIC LINE
MANHOLE (DRAINAGE)	SOIL BORING	T	TELEPHONE LINE
MANHOLE (SANITARY SEWER)	MONITORING WELL	C	CABLE TV LINE
MANHOLE (ELECTRIC)	TEST PIT	ST	STEAM LINE
MANHOLE (WATER)	BENCHMARK	FM	FORCE MAIN
MANHOLE (NATURAL GAS)	ROOF DRAIN	FO	FIBER OPTIC
MANHOLE (TELEPHONE)	SPOT ELEVATION	(_)*	REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
MANHOLE (FORCE MAIN)	CONCRETE CURB		
MANHOLE (STEAM)	CONCRETE		
MANHOLE (UNKNOWN UTILITY)	DETECTABLE PAD		
WATER VALVE	DROP CURB		
GAS VALVE	BROKEN WHITE STRIPE		
SHRUB	SINGLE YELLOW STRIPE		
CATCH BASIN	DOUBLE YELLOW STRIPE		
CLEAN OUT	SINGLE WHITE STRIPE		
TREE	REINFORCED CONCRETE PIPE		
SIGN	DUCTILE IRON PIPE		
	CORRUGATED METAL PIPE		
	NO. VISIBLE PIPE		
	EDGE OF PAVEMENT		
	LANDSCAPED AREA		
	SURVEY BEARING & DISTANCE		
	DEED BEARING & DISTANCE		

WETLAND LINE			
OVERHEAD WIRE			
GUIDE RAIL METAL			
CHAIN LINK FENCE			
WOOD/STOCKADE FENCE			
WIRE FENCE			
IRON FENCE			
TREE LINE			
EASEMENT LINE			
PROPERTY LINE			
RIGHT-OF-WAY LINE			
322	CONTOUR LINE		

SCALE: 1" = 50'

Date	Description	No.
Revisions		

"I hereby state that this plan is based on a field survey made by me or under my supervision during the month of February 2026 and that to the best of my knowledge and belief, the said survey and this plan is correct in accordance with the monuments found and the other details as shown hereon."

2026.07.20 17:39:02-04'00'

SIGNATURE MATTHEW G. SIPPLE DATE
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. No. 24GS04332100

LANGAN
Langan Engineering and Environmental Services, LLC.
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA27996400

Project
DATA CENTER AT BELL WORKS
HOLMDEL
MONMOUTH COUNTY NEW JERSEY

Drawing Title
BOUNDARY & TOPOGRAPHIC SURVEY

Project No. 102054601
Date JULY 20, 2026
Drawn By MC
Checked By MGS

Drawing No. VT104
Sheet 5 of 7

Project No. 102054601

© 2026 Langan

Date: 7/20/2026 Time: 17:04 User: mchudnow Style Table: Langan.stb Layout: VT104 Document Code: 102054601-0401-VT101-0101

LEGEND OF SYMBOLS & ABBREVIATIONS

	HYDRANT		BOLLARD	D	STORM DRAIN
	STREET LIGHT		PEDESTRIAN WALK SIGNAL	S	SANITARY LINE
	AREA LIGHT		DOOR	COMB	COMBINED UTILITY LINE
	SIGNAL POLE		DOUBLE DOOR	UNK	UNKNOWN UTILITY LINE
	POLE		OVERHEAD DOOR	G	GAS LINE
	GUY WIRE		PARKING METER	W	WATER LINE
	ANCHOR POLE		METAL COVER	FW	FIRE WATER LINE
	MANHOLE		ELECTRIC BOX	E	ELECTRIC LINE
	MANHOLE (DRAINAGE)		SOIL BORING	T	TELEPHONE LINE
	MANHOLE (SANITARY SEWER)		MONITORING WELL	C	CABLE TV LINE
	MANHOLE (ELECTRIC)		TEST PIT	ST	STEAM LINE
	MANHOLE (WATER)		BENCHMARK	FM	FORCE MAIN
	MANHOLE (NATURAL GAS)		ROOF DRAIN	FO	FIBER OPTIC
	MANHOLE (TELEPHONE)		SPOT ELEVATION	(_)*	REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
	MANHOLE (FORCE MAIN)		CONCRETE CURB		WETLAND LINE
	MANHOLE (STEAM)		CONCRETE		OVERHEAD WIRE
	MANHOLE (UNKNOWN UTILITY)		DETECTABLE PAD		GUIDE RAIL METAL
	WATER VALVE		DROP CURB		CHAIN LINK FENCE
	GAS VALVE		BROKEN WHITE STRIPE		WOOD/STOCKADE FENCE
	SHRUB		SINGLE YELLOW STRIPE		WIRE FENCE
	CATCH BASIN		DOUBLE YELLOW STRIPE		IRON FENCE
	CLEAN OUT		SINGLE WHITE STRIPE		TREE LINE
	TREE		REINFORCED CONCRETE PIPE		EASEMENT LINE
	SIGN		DUCTILE IRON PIPE		PROPERTY LINE
			CORRUGATED METAL PIPE		RIGHT-OF-WAY LINE
			NO VISIBLE PIPE		CONTOUR LINE
			EDGE OF PAVEMENT		
			LANDSCAPED AREA		
		(S)	SURVEY BEARING & DISTANCE		
		(D)	DEED BEARING & DISTANCE		

PROJECT LOCATION MAP

SCALE: N.T.S.

SOURCE: GOOGLE MAPS

S 48°46'47" E 265.35'

R=150.00'
A=208.72'
D=79°43'35"
CB=S 02°38'38" W
CL=192.29'

N 34°30'05" E 250.56'

R=754.00'
A=944.55'
D=71°46'31"
CB=S 40°45'14" W
CL=883.99'
(LOT 38.05)

R=754.00'
A=449.20'
D=34°08'04"
CB=N 59°34'28" E
CL=442.59'
(NON TANGENT CURVE)
(LOT 38.07)

R=965.00'
A=313.82'
D=18°37'57"
CB=S 46°32'08" E
CL=312.43'

PAVED ROAD

N 88°34'45" W
152.08'

N 65°06'48" W
60.15'

S 72°34'41" W
158.25'

S 82°38'28" W
89.22'

N 86°45'44" W
110.47'

N 60°44'41" W
207.47'

N 76°26'45" W
74.00'

N 82°45'48" W
106.30'

N 68°47'30" W
77.10'

N 65°57'32" W
115.25'

N 77°00'29" W
62.16'

N 73°53'22" W
86.86'

N 74°54'45" W
70.29'

N 75°58'40" W
49.54'

N 59°57'22" W
73.26'

N 55°11'47" W
42.73'

S 64°53'21" W
57.83'

N 48°02'45" W
51.31'

N 87°49'29" W
44.42'

N 33°19'38" W
94.87'

S 83°41'17" W
91.81'

S 88°38'56" W
73.14'

N 02°38'52" W
38.82'

S 56°16'07" W
45.55'

R=1080.00'
A=446.72'
D=23°41'58"
CB=S 86°27'29" W
CL=443.54'
(NON TANGENT CURVE)

N 87°41'30" W
65.09'

S 39°56'30" W
79.62'

BLOCK 11, LOT 38.07
n/f SOMERSET MEZZ HOLDINGS LP
DB OR9592 PG 4196
AREA=4,379,703 S.F.
OR 100.54414± ACRES

MATCH LINE SHEET-VT105
MATCH LINE SHEET-VT104

MATCH LINE SHEET-VT105

TO MAIN ST (SR70)

SCALE: 1" = 50'

I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with Rule 13:40-5.1 "Preparation of Land Surveys", and to the best of my professional knowledge, information and belief, and in my professional opinion, represents a correct survey of the premises found on the date of the field survey of the subject premises.

2026.07.20 17:38:53-04'00'

SIGNATURE DATE

MATTHEW G. SIPPLE
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. No. 24GS04332100

Date	Description	No.
Revisions		

LANGAN
Langan Engineering and Environmental Services, LLC.
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA27996400

Project
DATA CENTER AT BELL WORKS
HOLMDEL
MONMOUTH COUNTY NEW JERSEY

Drawing Title
BOUNDARY & TOPOGRAPHIC SURVEY

Project No. 102054601
Date JULY 20, 2026
Drawn By MC
Checked By MGS

Drawing No. VT105
Sheet 6 of 7

Project No. 102054601

© 2026 Langan

LEGEND OF SYMBOLS & ABBREVIATIONS

	HYDRANT		BOLLARD	D	STORM DRAIN
	STREET LIGHT		PEDESTRIAN WALK SIGNAL	S	SANITARY LINE
	AREA LIGHT		DOOR	COMB	COMBINED UTILITY LINE
	SIGNAL POLE		DOUBLE DOOR	UNK	UNKNOWN UTILITY LINE
	POLE		OVERHEAD DOOR	G	GAS LINE
	GUY WIRE		PARKING METER	W	WATER LINE
	ANCHOR POLE		METAL COVER	FW	FIRE WATER LINE
	MANHOLE		ELECTRIC BOX	E	ELECTRIC LINE
D	MANHOLE (DRAINAGE)		SOIL BORING	T	TELEPHONE LINE
S	MANHOLE (SANITARY SEWER)		MONITORING WELL	C	CABLE TV LINE
E	MANHOLE (ELECTRIC)		TEST PIT	ST	STEAM LINE
W	MANHOLE (WATER)		BENCHMARK	FM	FORCE MAIN
G	MANHOLE (NATURAL GAS)		ROOF DRAIN	FO	FIBER OPTIC
T	MANHOLE (TELEPHONE)		SPOT ELEVATION	(_)*	REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
M	MANHOLE (FORCE MAIN)		CONCRETE CURB		
ST	MANHOLE (STEAM)		CONCRETE		
U	MANHOLE (UNKNOWN UTILITY)		DETECTABLE PAD		
	WATER VALVE		DROP CURB		
	GAS VALVE		BROKEN WHITE STRIPE		WETLAND LINE
	SHRUB		SINGLE YELLOW STRIPE		OVERHEAD WIRE
	CATCH BASIN		DOUBLE YELLOW STRIPE		GUIDE RAIL METAL
	CLEAN OUT		SINGLE WHITE STRIPE		CHAIN LINK FENCE
	TREE		REINFORCED CONCRETE PIPE		WOOD/STOCKADE FENCE
	SIGN		DUCTILE IRON PIPE		WIRE FENCE
			CORRUGATED METAL PIPE		IRON FENCE
			NO VISIBLE PIPE		TREE LINE
			EDGE OF PAVEMENT		EASEMENT LINE
			LANDSCAPED AREA		PROPERTY LINE
			SURVEY BEARING & DISTANCE		RIGHT-OF-WAY LINE
			DEED BEARING & DISTANCE		CONTOUR LINE

PROJECT LOCATION MAP

SCALE: N.T.S.

SOURCE: GOOGLE MAPS

N/F MAP 38 (OS)

OPEN SPACE EASEMENT PER TAX MAP & CASE 256 SHEET 10

DRAINAGE SPACE EASEMENT PER TAX MAP & CASE 256 SHEET 10

CONSERVATION EASEMENT PER TAX MAP & CASE 256 SHEET 10

S 57°48'54" E 162.43'

S 73°45'20" W 139.43'

P.O.B. LOT 38.07

S 86°09'47" E 100.00'

11 / D-2 EASEMENT IN FAVOR OF MONMOUTH COUNTY FOR DRAINAGE STRUCTURE CONSTRUCTION AND MAINTENANCE PER DB OR9076 PG 6415 & FILED MAP #31.3-23

S 51°58'38" W 211.86'

BLOCK 11 LOT 73.20 PER CASE 256-10 N/F WALDRON PARK HOMEOWNERS ASSOC. DEED NOT FOUND

BLOCK 11 LOT 73.19 PER CASE 256-10 N/F WOLSON & BENEDICTA GONZALEZ DB 8869 PG 7090

BARRISTER WAY 50' WIDE PER TAX MAP

MIDDLETOWN ROAD WIDTH VARIES PER TAX MAP

N 89°44'28" W 171.30'

S 89°10'12" W 163.59'

S 85°48'51" W 85.94'

S 89°36'50" W 98.18'

S 83°47'27" W 74.91'

S 58°23'53" W 23.08'

N 79°54'27" W 87.64'

N 82°19'38" W 80.95'

N 88°47'31" W 104.81'

S 84°38'17" W 117.49'

N 88°34'45" W

S 86°09'47" E 1591.33'

BLOCK 11, LOT 38.07
n/f SOMERSET MEZZ HOLDINGS LP
DB OR9592 PG 4196
AREA=4,379,703 S.F.
OR 100.54414± ACRES

BLOCK 11 LOT 76 N/F TOWNSHIP OF HOLDMEL DB 4622 PG 202

MATCH LINE SHEET-VT106
MATCH LINE SHEET-VT105

T404 T405 T403

50 0 25 50
SCALE: 1" = 50'

Date	Description	No.
Revisions		

I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with Rules 13:40-5.1 Preparation of Land Boundary Surveys and Plats and Maps in Connection Therewith, and that it represents, to the professional opinion, accurately represents the conditions found on the date of the field survey of the subject property.

2026.07.20 17:38:42-04'00'

SIGNATURE MATTHEW G. SIPPLE DATE
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. No. 24GS04332100

LANGAN
Langan Engineering and Environmental Services, LLC.
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA27996400

Project: DATA CENTER AT BELL WORKS
HOLMDEL
MONMOUTH COUNTY NEW JERSEY

Drawing Title: BOUNDARY & TOPOGRAPHIC SURVEY

Project No. 102054601
Date JULY 20, 2026
Drawn By MC
Checked By MGS

Drawing No. VT106
Sheet 7 of 7

Project No. 102054601

© 2026 Langan

Date: 7/20/2026 Time: 17:12 User: mchudnow Style Table: Langan.stb Layout: VT106 Document Code: 102054601-0401-VT101-0101